ANTOINE NORRIS
REAL ESTATE

MACKENZIE
VILLAGE

Building & Investment Guide

The Selkirk Buildings · Keystone, McRae & Cartier



PRESENTED BY **ANTOINE NORRIS, REALTOR®**

BROKERED BY real

Mountain living, steps from the hill.

The Selkirks are the newest phase of Mackenzie Village: three buildings, Keystone (1000), McRae (2000) and Cartier (3000), on Coursier Avenue across from the sold-out Mackenzie Plaza. Every residence is zoned for both short-term and long-term rentals, so your home can help pay for itself.

3	1 to 4	2 min	STR
SELKIRK BUILDINGS	BEDROOMS	TO THE RESORT	SHORT-TERM RENTAL ZONING

AT A GLANCE

- Residences from 1 to 4 bedrooms
- Shared rooftop terraces with hot tubs, BBQs and fire pits in every building
- Secure underground parkade shared by all three buildings
- Built to BC Step Code Level 3, one step above Revelstoke's current requirement
- Shops, cafés and services next door at Mackenzie Plaza
- Direct access to the local trail network

GETTING AROUND

Cabot Pacific	**1 min**
Revelstoke Mountain Resort	**2 min**
Downtown Revelstoke	**5 min**
Revelstoke Golf Club	**10 min**
Kelowna	**2.5 hrs**
Calgary	**4.5 hrs**

Revelstoke averages over **10 metres of snow** each winter, with dry, warm summers and access from regional and international airports.

Everything you need, nothing you don't.

i. OUTDOOR SPACE

- Private exterior deck for every unit
- Shared roof terrace in each building with two 12-person spa-style hot tubs
- Outdoor dining, BBQs, après lounge and fire pits facing the mountains

ii. PARKING & STORAGE

- One underground parking stall per unit
- EV charging at many underground stalls
- Overhead storage above your stall for skis, boards and golf clubs
- Two bike stalls per unit in a dedicated bike room

iii. KITCHEN

- Open concept, connected to the living space
- Quartz countertops and backsplash
- Soft-close flat-panel cabinetry, under-cabinet lighting
- Stainless fridge, built-in microwave, dishwasher, electric range
- Island with recessed bar seating
- Panel-front appliances in penthouse, townhouse and ground-floor units

iv. BATHROOMS

- Heated floors with matte porcelain tile
- Frameless tempered glass shower doors
- Quartz vanity tops and undermount basins
- Low-flow toilets, acrylic alcove tub

v. LIVING & BEDROOMS

- Wide-plank engineered hardwood
- Low-pile carpet in all bedrooms
- Walk-in closet in the primary bedroom
- Washer and dryer included
- Low VOC paint finishes

vi. LIFESTYLE

- Indoor bike wash station
- Indoor pet wash room
- Covered feature entry
- Community park, gardens and open space

IN EVERY UNIT | Air conditioning | Heat recovery ventilation | On-demand hot water | Vacation rental zoning

Built in steel and concrete.

Instead of traditional wood framing, the buildings use factory-built lightweight steel and poured concrete floors, wrapped in an airtight, well-insulated envelope.

STRUCTURE

Lightweight structural steel

- Wall panels are pre-fabricated in a factory for tight quality control and accuracy
- Galvanized steel studs resist corrosion and moisture
- Steel doesn't shrink or dry out, so no bowed walls or squeaky floors
- Non-combustible, mould and insect resistant, 100% recyclable

FLOORS

Poured concrete on steel joists

- 3-1/2" concrete slab on open web steel joists
- Long spans with fewer columns for more open floor plans
- Ducts and pipes run through the joists, so ceilings stay level with fewer bulkheads

ENVELOPE

Wrapped inside and out

- Walls: R24 batt insulation in the stud cavity plus continuous R12.9 rigid stone wool outside it
- Rainscreen siding on thermally broken clips to limit heat loss
- Warm roof assembly with rigid polyiso and EPS insulation, nominal R55
- Low-maintenance cladding with concealed fasteners; stone wool also cuts outside noise

WINDOWS

Triple glazed

- Low-E coatings chosen to make the most of solar gain
- Thermally broken frames and argon-filled glazing spacers

Warm winters, cool summers.

Each suite has its own heat pump for heating and cooling, an energy recovery ventilator for fresh air, and on-demand hot water from a central system.

HEATING & COOLING

In-suite heat pump

- Water-source heat pump in each suite, served by a central plant with high-efficiency boilers and a rooftop cooler
- One suite can heat while another cools, sharing load in the shoulder seasons
- Programmable thermostat with control from a mobile app
- If one compressor fails, the rest of the system keeps running
- Mounted in a closet or mudroom for easy servicing, with acoustic isolation

FRESH AIR

Energy recovery ventilator

- Runs quietly around the clock, supplying fresh air to bedrooms and living spaces
- Recovers about 82% of the heat from outgoing air
- Also recovers humidity, so no humidifier is needed in Revelstoke's dry winters
- Filters pollen and pollutants; washable, reusable filters and a boost mode

HOT WATER

Central and on demand

- Propane-fired condensing water heaters, up to 95% efficient
- Recirculation keeps hot water ready at every tap
- No tank in your suite, which frees up space
- Multiple heaters provide backup if one fails
- Plastic plumbing throughout, more durable than copper and less prone to leaks

20% more efficient than code.

The buildings target BC Step Code Level 3, one level above the Step Code 2 that Revelstoke has required for new buildings since 2022. That means steadier temperatures, better air and lower heating and cooling bills.

BUILDING ENERGY DESIGN TARGETS

MEASURE	TARGET
Thermal energy demand (TEDI, max)	**35 kWh/m²/yr**
Total energy use (TEUI, max)	**120 kWh/m²/yr**
Effective roof R-value	**R-40**
Effective wall R-value	**R-20**
Window to wall ratio	**32%**
Window and door U-value	**0.20**
Glazing SHGC	**0.25**
Heating and cooling	**Heat pump**
Ventilation	**In-suite ERV**
Hot water	**Central, gas fired**

Design targets. The wall and roof assemblies are rated at R-21.9 and R-44.4 effective.

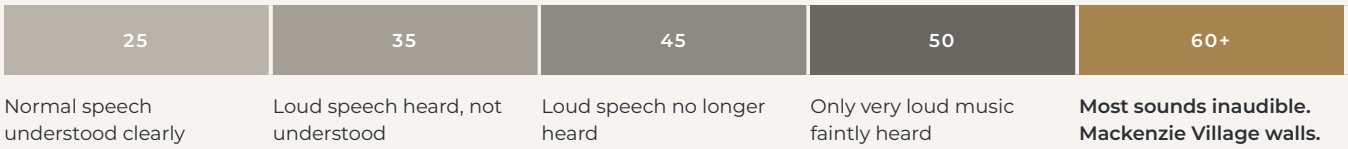
HOW IT GETS THERE

- Tighter air sealing
- Fewer thermal bridges through the framing
- Heat recovered from exhaust air
- Less heat loss through walls, roof and windows
- Higher insulation values throughout

What it means for you: a more comfortable home year round and lower monthly operating costs, whether you live in it or rent it out.

Quiet between neighbours.

The walls between suites are rated STC 60, well above the BC Building Code minimum of STC 47 and in the range where most sounds can't be heard.



25	35	45	50	60+
Normal speech understood clearly	Loud speech heard, not understood	Loud speech no longer heard	Only very loud music faintly heard	**Most sounds inaudible. Mackenzie Village walls.**

RATED ASSEMBLIES

ASSEMBLY	STC
Load-bearing wall between suites	**60**
Non-load-bearing wall between suites	**59**
Typical floor (design target)	**57**
BC Building Code 2018 minimum	**47**

HOW IT'S DONE

- **Walls:** two layers of 5/8" Type X gypsum each side, 6" steel studs with acoustic batt insulation and a resilient channel
- **Floors:** acoustic underlay cuts footstep and impact noise between suites
- **Flanking noise:** joints, gaps and penetrations sealed with STC-rated fire sealant

Why Mackenzie Village works.

Rental-friendly zoning, a prime location and construction designed to keep running costs and maintenance down.

1

Use it, rent it, or both

Zoned for short-term and long-term rentals, so you can enjoy it on your own schedule and let it earn the rest of the year.

2

Lower running costs

Step Code 3 efficiency, heat pumps, heat recovery and triple glazing help keep utility bills in check.

3

Fewer maintenance surprises

Steel framing, concrete floors, plastic plumbing and low-maintenance cladding resist moisture, shrinkage and wear.

4

Built-in guest appeal

Rooftop hot tubs and fire pits, A/C, heated bathroom floors, bike and pet wash stations, and quiet STC 60 walls.

5

Location, location

Two minutes to Revelstoke Mountain Resort, five minutes to downtown, with shops and cafés right next door.



Let's find your place in the mountains.

Thinking about buying in Mackenzie Village? I'd be happy to walk you through available units, rental potential, and what to look for in each building.

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Information summarized from the developer's Mackenzie Village technical materials. Specifications, features and design targets are subject to change by the developer and should be independently verified. Travel times are approximate. Not intended to solicit buyers or sellers currently under contract. E.&O.E.